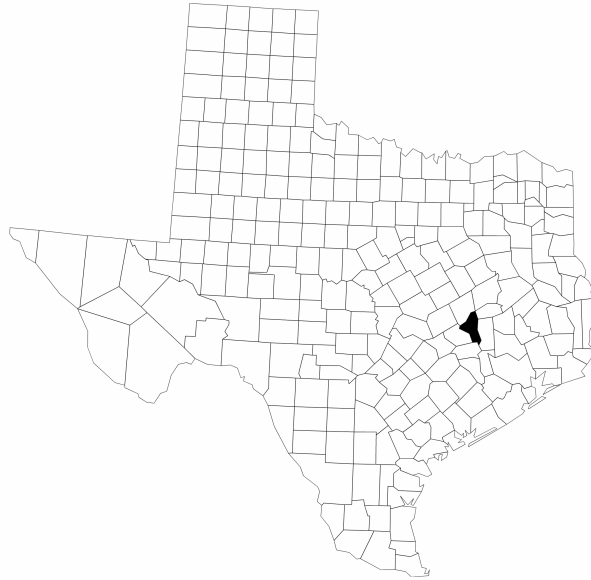


SHORT-TERM OUTLOOK (2002-2007) FOR THE BRYAN-COLLEGE STATION METROPOLITAN STATISTICAL AREA

The Bryan-College Station Metropolitan Statistical Area (MSA) encompasses Brazos County. The Perryman Group's short-term forecast (2002-2007) for this area of some 590 square miles contains key findings related to population, real gross product, employment, retail sales, and real personal income.



The tables included provide predictions for numerous aggregate indicators, as well as extensive sectoral detail. Additional information and relevant economic terminology are available in the Appendices.

Overview

Nestled within the heart of the Brazos Valley, the Bryan-College Station MSA has been ranked number seven on a list of Best Small Places for Business and Careers for 2002 by the Forbes/Milken Institute, moving up one step from its 2001 ranking. This selection is made from among 96 smaller US metros on the basis of growth in jobs and earned income, plus technological potential to foster additional expansion in the future.

Since 1997, the area has received major recognition at least seven times from state, national, and international organizations for economic and community development. Among them are the *Business Facilities Magazine* First Place Gold Award for Excellence in Regional Economic Development Incentive Programs (2000), and the Texas Economic Development Council Best Community Economic Development Program (2000).

The personality of the adjoining cities of Bryan and College Station, which account for more than 87% of the population of Brazos County, is determined to a large extent by the high concentration of college-age students in the area. Some 50% of the residents of the area are under 25 years of age, and approximately 20% are over 45 years old.

Texas A&M University is one of the largest higher education institutions in the nation and is the area's biggest employer. It is considered the cornerstone of the area's economy with a direct impact far greater than any other entity. Nearly 20,000 students are enrolled in the university's engineering, science, and business programs. Total enrollment exceeds 45,000.

Texas A&M is also a hub of cultural, recreational, and athletic activities. The George Bush Presidential Library and Museum and the George Bush School of Government are located on the campus and draw visitors from around the world, including large numbers of government and business leaders.

The Bryan-College Station metro area has more than 60 public parks and recreational areas, and its expansive healthcare facilities provide medical services to residents of 15 nearby counties.

With access to Interstate Highways 45 and 35 through State Highways 21 and 6, the Bryan-College Station MSA is within a 3.5 hour drive to more than three-quarters of the Texas population. The Union Pacific Railroad and Easterwood Airport provide additional transportation outlets.

Historical Perspective

During the period from 1997 to 2002, the **real gross product** (RGP or output) of the Bryan-College Station metro area had a compound annual growth rate (CAGR) of 3.01%. This climb represented an increase of \$0.46 billion over the \$2.88 billion total in 1997.

The **population** expanded by some 13,100 during the past five years, reflecting an annual growth rate of 1.75% and reaching nearly 157,600 in 2002. The number of **wage and salary workers** rose at a 1.70% clip from 1997 to 2002; the level of employment in 2002 exceeded 78,550.

The Bryan-College Station MSA achieved a yearly increase of 2.29% in **real personal income** (by place of residence) from 1997 to 2002, climbing to \$2.80 billion. **Retail sales** (reported nominally) had an 11.47% CAGR, growing from \$1.36 billion in 1997 to \$2.33 billion in 2002. (The underlying computations of the regional data used for retail sales were revised significantly in 1999, but not for the previous years. Comparisons with prior years, therefore, may not be valid.)

2002-2007 Forecast Highlights

Population

- The population of the Bryan-College Station MSA is likely to climb to almost 160,300 in 2003 and experience a 1.66% annual growth pace during the 2002-2007 forecast horizon to reach 171,200.

Real Gross Product

- Real gross product in the Bryan-College Station area is expected to see a 4.23% annual rise over the next five years (3.75% in 2003), expanding to \$4.11 billion in 2007.

Employment

- Approximately 1,300 net new workers will likely be added to the Bryan-College Station metro area in 2003, representing a 1.67% increase. From 2002 to 2007, employment is predicted to grow 2.03% per annum, with almost 86,900 people employed in 2007.

Retail Sales

- Retail sales growth in 2003 is projected to be 3.66%, with a 6.07% compound annual growth rate over the 2002-2007 period; total retail sales in the area are expected to be \$3.13 billion in 2007.

Retail Personal Income (RPI)

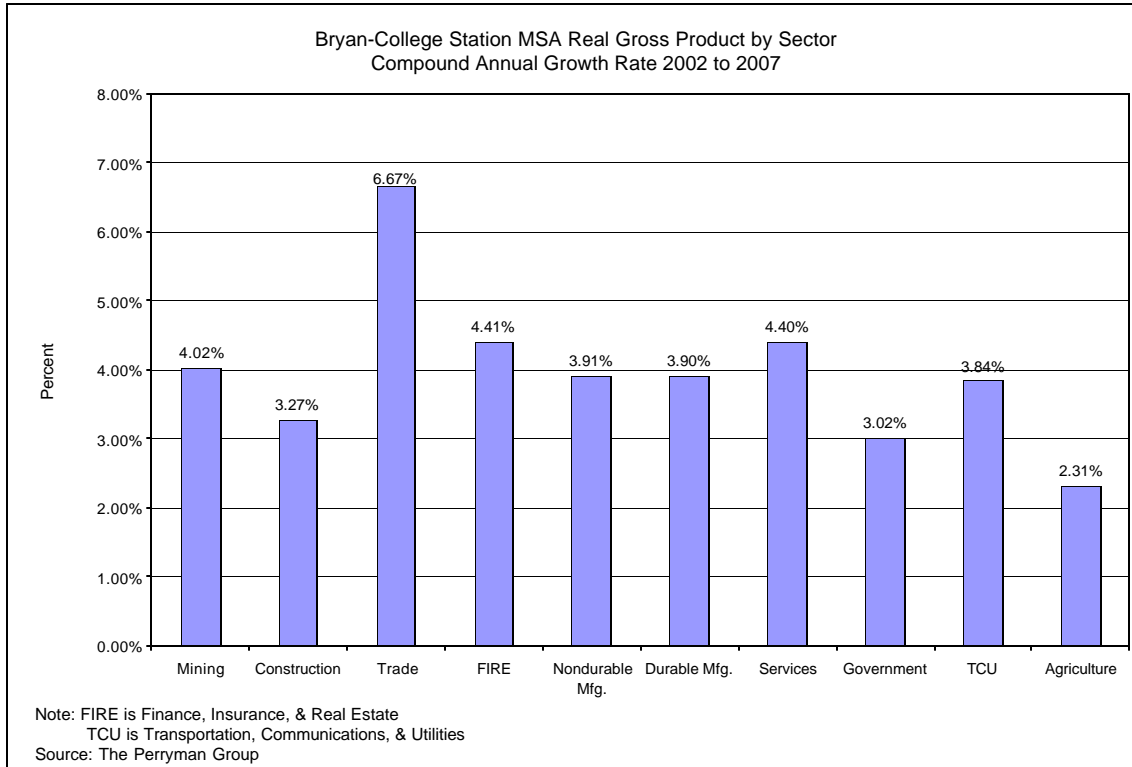
- During the five years between 2002 and 2007, real personal income for the Bryan-College Station MSA should climb at a per annum clip of 3.58%, thereby lifting the total from \$2.80 billion to \$3.34 billion. The expansion rate from 2002 to 2003 will likely be 1.21%.

Sectoral Growth Forecasts

Real Gross Product

Total output growth rates for the Bryan-College Station MSA's industrial sectors through 2003 are predicted to be:

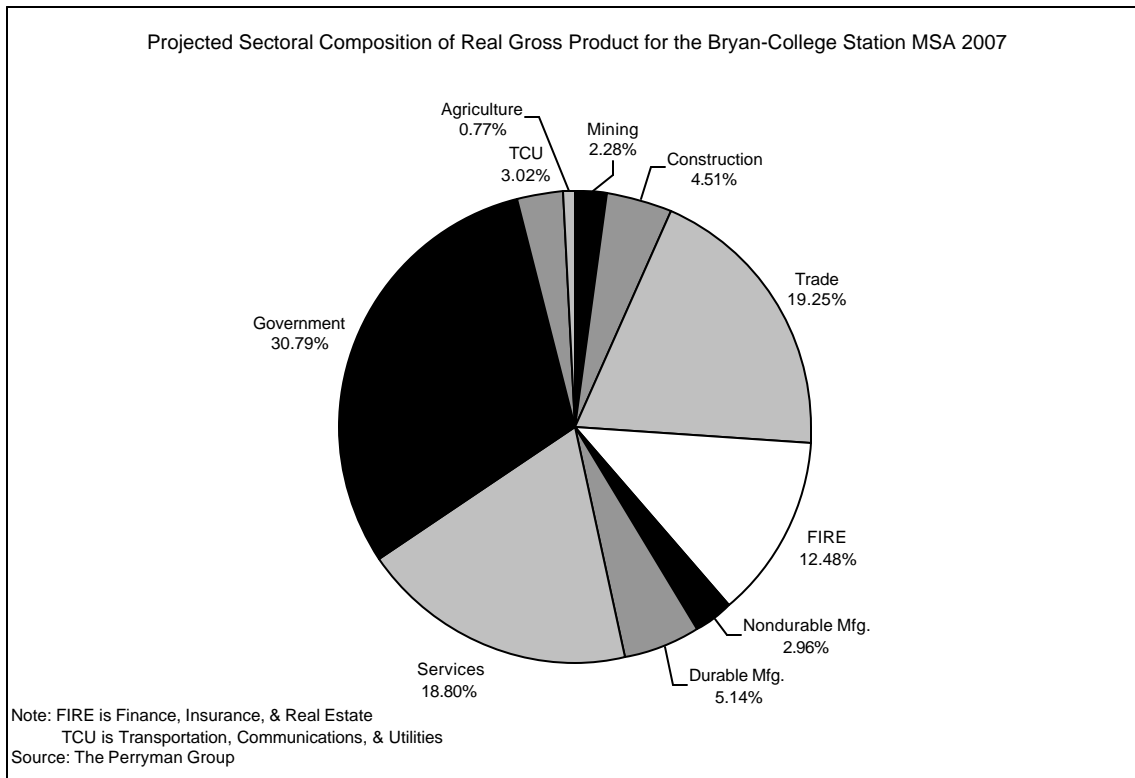
| <i>Sector</i> | <i>RGP Growth Rate 2002-2003</i> |
|---|---|
| Mining | 3.95% |
| Construction | 2.68% |
| Trade | 6.23% |
| Finance, Insurance, & Real Estate | 3.24% |
| Nondurable Manufacturing | 3.01% |
| Durable Manufacturing | 3.55% |
| Services | 3.91% |
| Government | 2.97% |
| Transportation, Communications, and Utilities | 2.32% |
| Agriculture | 2.52% |



In 2007, the dollar amount of output by industrial sector is projected to be:

| Sector | RGP 2007 |
|---|--------------------|
| Mining | \$93.41 million |
| Construction | \$184.97 million |
| Trade | \$790.44 million |
| Finance, Insurance, & Real Estate | \$512.46 million |
| Nondurable Manufacturing | \$121.70 million |
| Durable Manufacturing | \$211.18 million |
| Services | \$771.71 million |
| Government | \$1,260.00 million |
| Transportation, Communications, and Utilities | \$124.08 million |
| Agriculture | \$31.52 million |

The following graph depicts each sector's contribution to the total RGP in 2007.

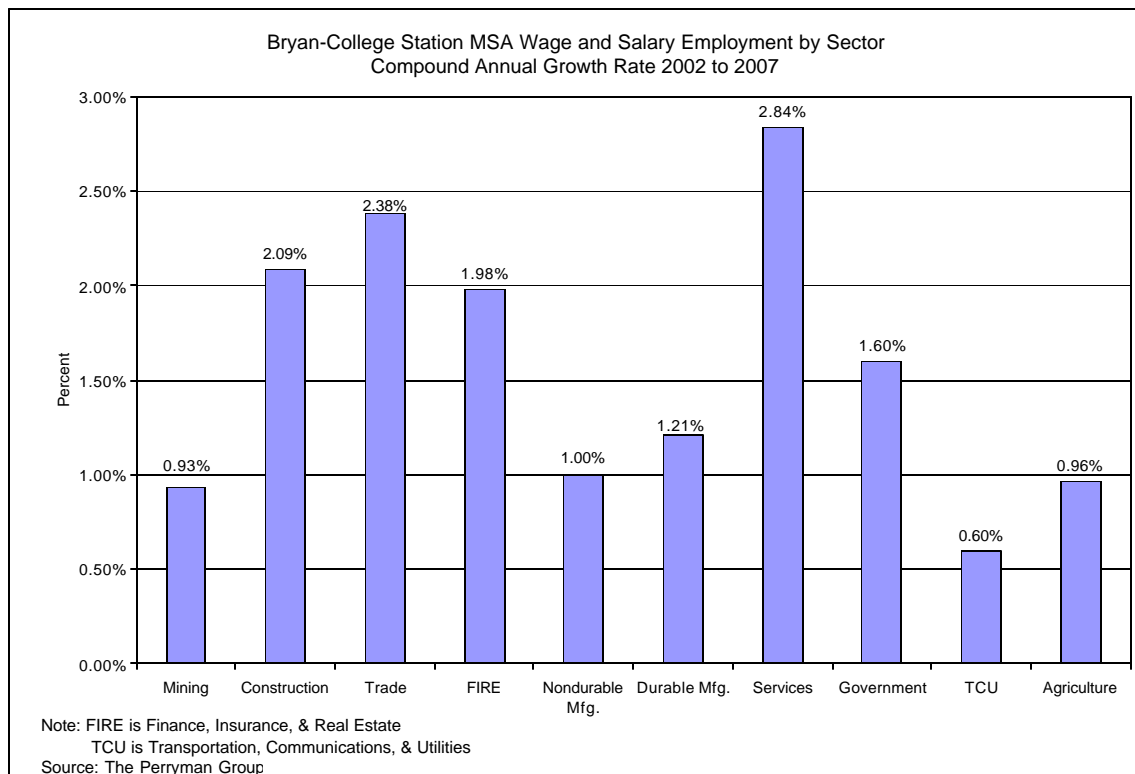


Employment

The number of wage and salary workers in the Bryan-College Station area by industrial sectors in 2003 is forecast to be approximately:

| Sector | Employment 2003 |
|---|------------------------|
| Mining | 800 |
| Construction | 4,000 |
| Trade | 16,600 |
| Finance, Insurance, & Real Estate | 2,700 |
| Nondurable Manufacturing | 2,400 |
| Durable Manufacturing | 2,800 |
| Services | 18,400 |
| Government | 30,100 |
| Transportation, Communications, and Utilities | 1,200 |
| Agriculture | 800 |

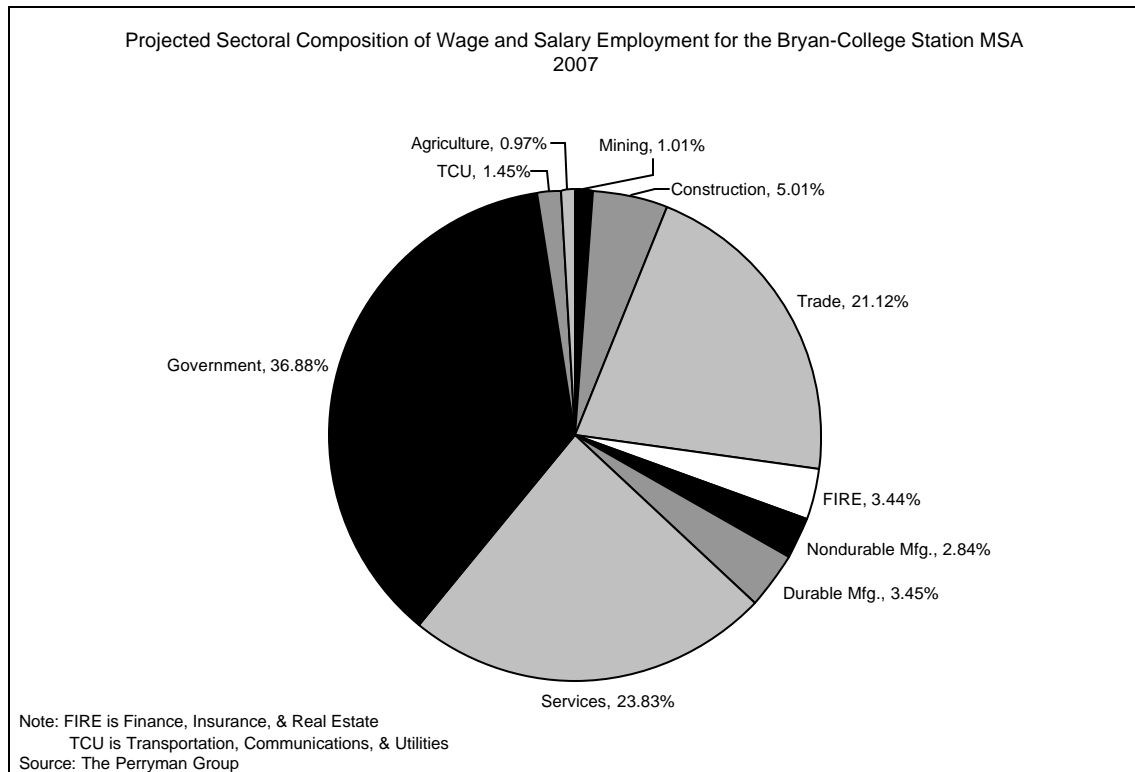
Sectoral growth percentages from 2002 to 2007 are noted in the following graph.



In 2007, the number of workers in each of the Bryan-College Station metro area's industrial sectors is predicted to be approximately:

| Sector | Employment 2007 |
|---|------------------------|
| Mining | 900 |
| Construction | 4,500 |
| Trade | 18,500 |
| Finance, Insurance, & Real Estate | 3,000 |
| Nondurable Manufacturing | 2,500 |
| Durable Manufacturing | 3,000 |
| Services | 20,700 |
| Government | 32,000 |
| Transportation, Communications, and Utilities | 1,300 |
| Agriculture | 800 |

The sectoral percentages of total employment in the Bryan-College Station MSA in 2007 are indicated in the following graph.



Summary

The economic prospects for the Bryan-College Station MSA are forecast to be generally positive during the short-term with a noticeable upswing and growing momentum becoming evident over the next several months. Continued diversification of the area's economic base remains highly important to successful expansion in the future.

Historical and Projected Values for Wage and Salary Employment by Major Industrial Classification for the Bryan-College Station MSA*

| | | | | Finance, Insurance, & Real Estate | Total | Nondurable | Durable | | | Transportation, Communication, & Utilities | Agriculture & Other |
|------|--------|-------------------|-------|--|-------|------------|---------|----------|------------|--|------------------------|
| Date | Mining | Construc- tion | Trade | Estate | Mfg. | Mfg. | Mfg. | Services | Government | | |
| 1980 | 0.7 | 2.5 | 7.7 | 1.4 | 2.8 | 1.1 | 1.7 | 6.2 | 16.8 | 1.7 | 0.5 |
| 1981 | 1.6 | 2.7 | 8.4 | 1.5 | 3.6 | 1.1 | 2.5 | 6.8 | 17.1 | 1.9 | 0.5 |
| 1982 | 1.6 | 3.2 | 9.9 | 1.7 | 3.5 | 1.0 | 2.4 | 7.6 | 17.7 | 1.9 | 0.5 |
| 1983 | 1.4 | 3.2 | 10.3 | 1.9 | 3.2 | 1.0 | 2.2 | 8.1 | 18.4 | 1.7 | 0.6 |
| 1984 | 1.6 | 3.2 | 10.6 | 2.0 | 3.3 | 1.1 | 2.3 | 8.6 | 19.2 | 1.7 | 0.6 |
| 1985 | 1.2 | 2.9 | 11.0 | 2.1 | 3.1 | 1.0 | 2.1 | 9.0 | 19.4 | 1.5 | 0.6 |
| 1986 | 0.8 | 2.5 | 10.7 | 2.0 | 3.2 | 0.9 | 2.3 | 8.9 | 19.9 | 1.5 | 0.6 |
| 1987 | 0.6 | 1.9 | 10.5 | 1.8 | 3.3 | 1.0 | 2.3 | 9.2 | 20.5 | 1.5 | 0.7 |
| 1988 | 0.6 | 2.1 | 11.4 | 1.8 | 3.5 | 1.0 | 2.4 | 9.2 | 21.6 | 1.4 | 0.7 |
| 1989 | 0.5 | 1.9 | 12.1 | 1.8 | 3.4 | 1.1 | 2.3 | 10.0 | 22.8 | 1.4 | 0.6 |
| 1990 | 0.6 | 2.0 | 11.6 | 1.9 | 3.4 | 1.0 | 2.4 | 10.8 | 23.6 | 1.4 | 0.6 |
| 1991 | 0.7 | 1.9 | 12.5 | 1.9 | 3.6 | 1.2 | 2.4 | 11.8 | 24.1 | 1.4 | 0.7 |
| 1992 | 0.7 | 2.0 | 12.8 | 2.0 | 3.9 | 1.4 | 2.5 | 12.0 | 24.6 | 1.4 | 0.7 |
| 1993 | 0.7 | 2.1 | 13.4 | 2.2 | 3.8 | 1.5 | 2.3 | 12.8 | 26.5 | 1.5 | 0.7 |
| 1994 | 0.6 | 2.5 | 14.1 | 2.4 | 4.0 | 1.6 | 2.4 | 13.2 | 27.7 | 1.4 | 0.7 |
| 1995 | 0.7 | 2.4 | 14.5 | 2.4 | 3.9 | 1.5 | 2.3 | 13.7 | 27.9 | 1.3 | 0.7 |
| 1996 | 0.7 | 2.8 | 15.0 | 2.3 | 3.6 | 1.4 | 2.3 | 14.2 | 27.9 | 1.3 | 0.8 |
| 1997 | 0.9 | 3.1 | 15.3 | 2.4 | 4.0 | 1.6 | 2.4 | 15.7 | 28.7 | 1.5 | 0.8 |
| 1998 | 0.9 | 3.2 | 15.8 | 2.7 | 4.6 | 1.8 | 2.9 | 16.6 | 30.0 | 1.6 | 0.8 |
| 1999 | 0.8 | 3.7 | 15.9 | 2.7 | 5.2 | 2.3 | 2.9 | 17.1 | 28.2 | 1.6 | 0.8 |
| 2000 | 0.7 | 3.7 | 16.2 | 2.8 | 5.8 | 2.6 | 3.2 | 18.1 | 28.6 | 1.7 | 0.8 |
| 2001 | 0.8 | 3.8 | 16.4 | 2.7 | 5.5 | 2.5 | 3.0 | 18.4 | 29.3 | 1.4 | 0.8 |
| 2002 | 0.8 | 3.9 | 16.3 | 2.7 | 5.2 | 2.3 | 2.8 | 18.0 | 29.6 | 1.2 | 0.8 |
| 2003 | 0.8 | 4.0 | 16.6 | 2.7 | 5.2 | 2.4 | 2.8 | 18.4 | 30.1 | 1.2 | 0.8 |
| 2004 | 0.9 | 4.1 | 17.0 | 2.8 | 5.2 | 2.4 | 2.9 | 18.9 | 30.5 | 1.2 | 0.8 |
| 2005 | 0.9 | 4.2 | 17.5 | 2.9 | 5.3 | 2.4 | 2.9 | 19.6 | 31.1 | 1.2 | 0.8 |
| 2006 | 0.9 | 4.3 | 17.9 | 2.9 | 5.4 | 2.4 | 3.0 | 20.1 | 31.5 | 1.2 | 0.8 |
| 2007 | 0.9 | 4.4 | 18.3 | 3.0 | 5.5 | 2.5 | 3.0 | 20.7 | 32.0 | 1.3 | 0.8 |

*Thousands of Persons

Historical and Projected Values for Wage and Salary Employment by Major Industrial Classification for the Bryan-College Station MSA*

| Date | Mining | Construc- tion | Trade | Finance, Insurance, & Real Estate | Total Mfg. | Nondurable Mfg. | Durable Mfg. | Services | Government | Transportation, Communication, & Utilities | Agriculture & Other |
|------|--------|-------------------|-------|--|---------------|--------------------|-----------------|----------|------------|--|------------------------|
| | | | | | | | | | | | |
| 1980 | 102.8 | 7.1 | 8.7 | 8.2 | -1.2 | 3.9 | -4.2 | 7.1 | 5.1 | 20.3 | -1.3 |
| 1981 | 138.8 | 8.3 | 9.8 | 6.9 | 27.7 | -1.6 | 47.0 | 9.9 | 1.6 | 12.5 | 18.8 |
| 1982 | -0.7 | 15.6 | 16.8 | 15.9 | -4.4 | -8.6 | -2.6 | 10.8 | 3.7 | 1.9 | -2.4 |
| 1983 | -8.8 | 0.7 | 5.0 | 12.5 | -7.1 | 1.5 | -10.7 | 6.6 | 4.0 | -10.9 | 14.5 |
| 1984 | 12.8 | -1.2 | 2.3 | 4.9 | 3.7 | 2.3 | 4.3 | 6.7 | 4.2 | 0.2 | 6.0 |
| 1985 | -22.5 | -9.0 | 3.9 | 3.2 | -6.1 | -0.6 | -8.6 | 3.9 | 1.0 | -9.6 | -3.0 |
| 1986 | -36.0 | -13.5 | -2.6 | -6.0 | 3.4 | -12.2 | 11.2 | -0.4 | 2.6 | -3.2 | 0.3 |
| 1987 | -21.9 | -23.0 | -2.2 | -6.2 | 1.4 | 5.9 | -0.4 | 2.4 | 3.2 | 0.0 | 11.2 |
| 1988 | -5.0 | 7.5 | 9.1 | -3.1 | 6.5 | 7.6 | 6.0 | 0.0 | 5.4 | -4.8 | -4.5 |
| 1989 | -9.1 | -8.5 | 5.9 | 1.3 | -1.8 | 4.0 | -4.3 | 9.5 | 5.3 | -3.7 | -9.6 |
| 1990 | 12.3 | 6.9 | -4.2 | 4.4 | 0.2 | -3.7 | 2.0 | 8.2 | 3.5 | 1.1 | 7.6 |
| 1991 | 12.6 | -3.1 | 7.5 | 0.3 | 5.3 | 18.7 | -0.5 | 8.4 | 1.9 | 1.2 | 8.9 |
| 1992 | 6.6 | 2.4 | 2.2 | 4.0 | 7.5 | 15.4 | 3.4 | 2.2 | 2.2 | 3.8 | -1.2 |
| 1993 | -3.7 | 6.0 | 5.0 | 10.0 | -3.1 | 4.5 | -7.6 | 6.4 | 7.9 | 3.5 | 4.7 |
| 1994 | -12.3 | 20.3 | 5.3 | 13.0 | 5.6 | 8.1 | 4.0 | 3.4 | 4.5 | -6.2 | 0.3 |
| 1995 | 18.1 | -6.0 | 2.9 | 0.0 | -3.1 | -4.6 | -2.1 | 3.8 | 0.7 | -3.9 | -0.7 |
| 1996 | 1.9 | 17.7 | 2.9 | -6.5 | -5.7 | -12.4 | -1.3 | 3.8 | -0.2 | -4.5 | 8.2 |
| 1997 | 16.8 | 10.3 | 2.2 | 3.9 | 10.6 | 17.2 | 6.8 | 10.3 | 2.9 | 13.4 | 0.9 |
| 1998 | 4.5 | 3.9 | 3.2 | 13.4 | 15.2 | 12.1 | 17.2 | 5.8 | 4.5 | 11.3 | 2.8 |
| 1999 | -11.9 | 15.1 | 0.8 | 1.8 | 11.3 | 27.1 | 1.5 | 3.1 | -5.8 | 0.1 | -3.5 |
| 2000 | -9.7 | 0.1 | 1.8 | 1.1 | 12.3 | 14.8 | 10.4 | 6.0 | 1.4 | 6.2 | -0.6 |
| 2001 | 12.5 | 3.4 | 1.3 | -3.6 | -5.2 | -4.6 | -5.6 | 1.2 | 2.4 | -17.6 | 2.6 |
| 2002 | 3.5 | 2.4 | -0.6 | 1.5 | -5.9 | -5.3 | -6.4 | -1.9 | 0.9 | -13.6 | 1.5 |
| 2003 | 1.1 | 1.4 | 1.9 | 1.1 | 0.6 | 0.4 | 0.8 | 2.4 | 1.5 | -0.9 | 1.0 |
| 2004 | 1.0 | 2.5 | 2.4 | 2.2 | 0.7 | 0.9 | 0.5 | 2.9 | 1.6 | 0.7 | 1.0 |
| 2005 | 0.9 | 2.3 | 2.6 | 2.3 | 1.5 | 1.2 | 1.7 | 3.2 | 1.7 | 0.8 | 0.9 |
| 2006 | 0.8 | 2.2 | 2.5 | 2.2 | 1.5 | 1.3 | 1.7 | 3.0 | 1.6 | 1.1 | 0.9 |
| 2007 | 0.8 | 2.0 | 2.4 | 2.1 | 1.3 | 1.2 | 1.5 | 2.8 | 1.5 | 1.3 | 0.9 |

* Percent Change

Historical and Projected Values for Real Gross Product by Major Industrial Classification for the Bryan-College Station MSA*

| Date | Mining | Construc- tion | Finance, Insurance, & Real Estate | | | Total Mfg. | Nondurable Mfg. | Durable Mfg. | Services | Government | Transportation, Communication, & Utilities | Agriculture & Other |
|------|-----------|-------------------|---|-----------|-----------|---------------|--------------------|-----------------|-------------|------------|--|------------------------|
| | | | Trade | Estate | | | | | | | | |
| 1980 | \$84.072 | \$110.783 | \$183.795 | \$211.695 | \$99.192 | \$45.162 | \$54.030 | \$240.132 | \$570.029 | \$80.803 | \$21.267 | |
| 1981 | \$132.659 | \$115.448 | \$220.902 | \$249.222 | \$136.051 | \$49.217 | \$86.834 | \$259.908 | \$611.323 | \$96.956 | \$24.145 | |
| 1982 | \$123.050 | \$128.592 | \$249.055 | \$303.182 | \$128.789 | \$46.507 | \$82.282 | \$282.411 | \$644.298 | \$100.349 | \$16.119 | |
| 1983 | \$109.176 | \$130.536 | \$274.428 | \$328.633 | \$123.302 | \$48.540 | \$74.763 | \$311.135 | \$680.229 | \$107.084 | \$14.029 | |
| 1984 | \$130.384 | \$133.979 | \$293.901 | \$313.898 | \$133.190 | \$50.767 | \$82.424 | \$321.731 | \$729.602 | \$106.709 | \$15.525 | |
| 1985 | \$133.929 | \$126.687 | \$306.607 | \$308.083 | \$125.563 | \$50.177 | \$75.386 | \$328.960 | \$731.529 | \$100.123 | \$6.878 | |
| 1986 | \$97.989 | \$107.591 | \$309.494 | \$262.256 | \$118.813 | \$43.866 | \$74.947 | \$317.759 | \$740.238 | \$103.448 | \$0.581 | |
| 1987 | \$72.150 | \$82.010 | \$285.411 | \$208.653 | \$135.697 | \$51.235 | \$84.462 | \$329.943 | \$753.540 | \$107.733 | \$9.539 | |
| 1988 | \$82.939 | \$86.647 | \$310.663 | \$184.891 | \$157.662 | \$54.282 | \$103.380 | \$335.145 | \$794.131 | \$115.349 | \$6.230 | |
| 1989 | \$71.023 | \$84.042 | \$318.380 | \$241.896 | \$155.397 | \$55.482 | \$99.915 | \$360.293 | \$832.579 | \$112.403 | \$13.140 | |
| 1990 | \$80.734 | \$82.612 | \$282.743 | \$254.811 | \$147.076 | \$53.687 | \$93.389 | \$398.482 | \$880.106 | \$98.502 | \$15.421 | |
| 1991 | \$87.194 | \$75.689 | \$312.634 | \$246.595 | \$148.838 | \$58.857 | \$89.981 | \$421.286 | \$867.852 | \$105.423 | \$22.755 | |
| 1992 | \$88.109 | \$89.426 | \$331.421 | \$248.072 | \$168.631 | \$71.203 | \$97.428 | \$421.821 | \$858.457 | \$109.703 | \$23.415 | |
| 1993 | \$88.960 | \$100.635 | \$346.147 | \$278.240 | \$167.658 | \$72.684 | \$94.974 | \$430.296 | \$904.708 | \$113.770 | \$22.474 | |
| 1994 | \$72.956 | \$114.148 | \$383.823 | \$281.723 | \$187.795 | \$84.982 | \$102.813 | \$440.322 | \$902.054 | \$107.534 | \$28.030 | |
| 1995 | \$99.712 | \$103.044 | \$390.815 | \$317.390 | \$194.953 | \$88.314 | \$106.639 | \$440.752 | \$900.375 | \$114.563 | \$21.463 | |
| 1996 | \$102.881 | \$117.828 | \$435.584 | \$279.694 | \$187.540 | \$80.912 | \$106.629 | \$451.447 | \$924.838 | \$106.141 | \$11.772 | |
| 1997 | \$111.428 | \$116.832 | \$482.493 | \$320.578 | \$220.143 | \$93.752 | \$126.391 | \$532.236 | \$951.789 | \$113.126 | \$27.750 | |
| 1998 | \$102.243 | \$122.434 | \$505.991 | \$358.426 | \$247.196 | \$85.867 | \$161.329 | \$553.814 | \$1,016.401 | \$121.376 | \$15.194 | |
| 1999 | \$87.908 | \$146.841 | \$508.818 | \$392.149 | \$262.167 | \$99.572 | \$162.595 | \$579.801 | \$997.697 | \$124.180 | \$32.395 | |
| 2000 | \$62.512 | \$147.343 | \$534.487 | \$410.281 | \$299.126 | \$104.125 | \$195.002 | \$610.859 | \$1,034.679 | \$136.377 | \$26.813 | |
| 2001 | \$72.435 | \$152.269 | \$554.671 | \$400.027 | \$288.248 | \$102.708 | \$185.540 | \$627.737 | \$1,069.148 | \$115.997 | \$27.452 | |
| 2002 | \$76.712 | \$157.459 | \$572.271 | \$412.997 | \$274.846 | \$100.458 | \$174.388 | \$622.280 | \$1,089.188 | \$102.788 | \$28.117 | |
| 2003 | \$79.745 | \$161.680 | \$607.938 | \$426.398 | \$284.048 | \$103.478 | \$180.571 | \$646.635 | \$1,121.487 | \$105.169 | \$28.825 | |
| 2004 | \$83.383 | \$167.610 | \$649.695 | \$446.061 | \$292.245 | \$107.504 | \$184.741 | \$675.023 | \$1,156.552 | \$109.243 | \$29.482 | |
| 2005 | \$86.916 | \$173.449 | \$694.953 | \$467.398 | \$305.348 | \$112.075 | \$193.273 | \$706.985 | \$1,192.384 | \$113.746 | \$30.157 | |
| 2006 | \$90.144 | \$179.313 | \$741.909 | \$489.487 | \$319.256 | \$116.856 | \$202.400 | \$739.260 | \$1,228.012 | \$118.712 | \$30.838 | |
| 2007 | \$93.413 | \$184.969 | \$790.444 | \$512.456 | \$332.873 | \$121.697 | \$211.176 | \$771.706 | \$1,263.964 | \$124.085 | \$31.523 | |

*Millions of 1996 Dollars

Historical and Projected Values for Real Gross Product by Major Industrial Classification for the Bryan-College Station MSA*

| Date | Mining | Construc- tion | Trade | Finance, Insurance, & Real Estate | Total Mfg. | Nondurable Mfg. | Durable Mfg. | Services | Government | Transportation, Communication, & Utilities | Agriculture |
|------|--------|-------------------|-------|--|---------------|--------------------|-----------------|----------|------------|--|-------------|
| | | | | | | | | | | & Other | |
| 1980 | 81.6 | -5.8 | 3.2 | 6.1 | -1.9 | -1.6 | -2.2 | 4.7 | 4.1 | 19.5 | 11.6 |
| 1981 | 57.8 | 4.2 | 20.2 | 17.7 | 37.2 | 9.0 | 60.7 | 8.2 | 7.2 | 20.0 | 13.5 |
| 1982 | -7.2 | 11.4 | 12.7 | 21.7 | -5.3 | -5.5 | -5.2 | 8.7 | 5.4 | 3.5 | -33.2 |
| 1983 | -11.3 | 1.5 | 10.2 | 8.4 | -4.3 | 4.4 | -9.1 | 10.2 | 5.6 | 6.7 | -13.0 |
| 1984 | 19.4 | 2.6 | 7.1 | -4.5 | 8.0 | 4.6 | 10.2 | 3.4 | 7.3 | -0.4 | 10.7 |
| 1985 | 2.7 | -5.4 | 4.3 | -1.9 | -5.7 | -1.2 | -8.5 | 2.2 | 0.3 | -6.2 | -55.7 |
| 1986 | -26.8 | -15.1 | 0.9 | -14.9 | -5.4 | -12.6 | -0.6 | -3.4 | 1.2 | 3.3 | -91.5 |
| 1987 | -26.4 | -23.8 | -7.8 | -20.4 | 14.2 | 16.8 | 12.7 | 3.8 | 1.8 | 4.1 | 1540.5 |
| 1988 | 15.0 | 5.7 | 8.8 | -11.4 | 16.2 | 5.9 | 22.4 | 1.6 | 5.4 | 7.1 | -34.7 |
| 1989 | -14.4 | -3.0 | 2.5 | 30.8 | -1.4 | 2.2 | -3.4 | 7.5 | 4.8 | -2.6 | 110.9 |
| 1990 | 13.7 | -1.7 | -11.2 | 5.3 | -5.4 | -3.2 | -6.5 | 10.6 | 5.7 | -12.4 | 17.4 |
| 1991 | 8.0 | -8.4 | 10.6 | -3.2 | 1.2 | 9.6 | -3.6 | 5.7 | -1.4 | 7.0 | 47.6 |
| 1992 | 1.1 | 18.1 | 6.0 | 0.6 | 13.3 | 21.0 | 8.3 | 0.1 | -1.1 | 4.1 | 2.9 |
| 1993 | 1.0 | 12.5 | 4.4 | 12.2 | -0.6 | 2.1 | -2.5 | 2.0 | 5.4 | 3.7 | -4.0 |
| 1994 | -18.0 | 13.4 | 10.9 | 1.3 | 12.0 | 16.9 | 8.3 | 2.3 | -0.3 | -5.5 | 24.7 |
| 1995 | 36.7 | -9.7 | 1.8 | 12.7 | 3.8 | 3.9 | 3.7 | 0.1 | -0.2 | 6.5 | -23.4 |
| 1996 | 3.2 | 14.3 | 11.5 | -11.9 | -3.8 | -8.4 | 0.0 | 2.4 | 2.7 | -7.4 | -45.2 |
| 1997 | 8.3 | -0.8 | 10.8 | 14.6 | 17.4 | 15.9 | 18.5 | 17.9 | 2.9 | 6.6 | 135.7 |
| 1998 | -8.2 | 4.8 | 4.9 | 11.8 | 12.3 | -8.4 | 27.6 | 4.1 | 6.8 | 7.3 | -45.2 |
| 1999 | -14.0 | 19.9 | 0.6 | 9.4 | 6.1 | 16.0 | 0.8 | 4.7 | -1.8 | 2.3 | 113.2 |
| 2000 | -28.9 | 0.3 | 5.0 | 4.6 | 14.1 | 4.6 | 19.9 | 5.4 | 3.7 | 9.8 | -17.2 |
| 2001 | 15.9 | 3.3 | 3.8 | -2.5 | -3.6 | -1.4 | -4.9 | 2.8 | 3.3 | -14.9 | 2.4 |
| 2002 | 5.9 | 3.4 | 3.2 | 3.2 | -4.6 | -2.2 | -6.0 | -0.9 | 1.9 | -11.4 | 2.4 |
| 2003 | 4.0 | 2.7 | 6.2 | 3.2 | 3.3 | 3.0 | 3.5 | 3.9 | 3.0 | 2.3 | 2.5 |
| 2004 | 4.6 | 3.7 | 6.9 | 4.6 | 2.9 | 3.9 | 2.3 | 4.4 | 3.1 | 3.9 | 2.3 |
| 2005 | 4.2 | 3.5 | 7.0 | 4.8 | 4.5 | 4.3 | 4.6 | 4.7 | 3.1 | 4.1 | 2.3 |
| 2006 | 3.7 | 3.4 | 6.8 | 4.7 | 4.6 | 4.3 | 4.7 | 4.6 | 3.0 | 4.4 | 2.3 |
| 2007 | 3.6 | 3.2 | 6.5 | 4.7 | 4.3 | 4.1 | 4.3 | 4.4 | 2.9 | 4.5 | 2.2 |

* Percent Change

Historical and Projected Values for Key Economic Indicators for the Bryan-College Station MSA*

| Date | Gross Area Product | Real Gross Area Product | Personal Income (by place of residence) | Real Personal Income (by place of residence) | Gross Product Deflator | Texas Consumer Price Index | Wage and Salary Employment | Population | Industrial Production Index | Retail Sales |
|------|--------------------|-------------------------|---|--|------------------------|----------------------------|----------------------------|------------|-----------------------------|--------------|
| 1980 | \$850.185 | \$1,601.768 | \$684.387 | \$1,215.257 | 53.1 | 62.4 | 40.2 | 95.4 | 66.6 | \$406.874 |
| 1981 | \$1,163.451 | \$1,846.614 | \$859.195 | \$1,377.323 | 63.0 | 69.2 | 44.2 | 102.4 | 92.2 | \$483.259 |
| 1982 | \$1,299.782 | \$1,975.845 | \$977.412 | \$1,472.942 | 65.8 | 73.6 | 47.5 | 112.3 | 88.8 | \$492.656 |
| 1983 | \$1,386.430 | \$2,078.552 | \$1,069.016 | \$1,560.940 | 66.7 | 75.9 | 48.9 | 116.5 | 85.6 | \$523.896 |
| 1984 | \$1,526.243 | \$2,178.919 | \$1,187.213 | \$1,670.943 | 70.0 | 78.8 | 50.9 | 119.0 | 93.4 | \$711.808 |
| 1985 | \$1,568.306 | \$2,168.359 | \$1,245.157 | \$1,702.542 | 72.3 | 81.1 | 50.8 | 121.9 | 90.7 | \$740.010 |
| 1986 | \$1,479.556 | \$2,058.171 | \$1,260.774 | \$1,716.647 | 71.9 | 81.4 | 50.1 | 123.1 | 80.8 | \$821.323 |
| 1987 | \$1,482.524 | \$1,984.676 | \$1,303.877 | \$1,732.730 | 74.7 | 83.4 | 50.0 | 122.3 | 79.6 | \$827.949 |
| 1988 | \$1,602.622 | \$2,073.655 | \$1,380.050 | \$1,782.345 | 77.3 | 85.8 | 52.2 | 121.4 | 89.8 | \$854.782 |
| 1989 | \$1,759.887 | \$2,189.152 | \$1,508.054 | \$1,881.778 | 80.4 | 88.8 | 54.5 | 121.1 | 85.4 | \$718.975 |
| 1990 | \$1,881.957 | \$2,240.488 | \$1,615.489 | \$1,915.271 | 84.0 | 93.5 | 56.0 | 122.4 | 82.3 | \$786.988 |
| 1991 | \$1,993.030 | \$2,288.266 | \$1,722.749 | \$1,961.919 | 87.1 | 97.3 | 58.5 | 124.8 | 86.1 | \$842.911 |
| 1992 | \$2,102.003 | \$2,339.057 | \$1,827.229 | \$2,025.592 | 89.9 | 100.0 | 60.1 | 128.8 | 92.4 | \$934.233 |
| 1993 | \$2,272.043 | \$2,452.888 | \$1,954.577 | \$2,103.936 | 92.6 | 103.0 | 63.7 | 134.6 | 93.4 | \$988.553 |
| 1994 | \$2,397.267 | \$2,518.384 | \$2,066.156 | \$2,157.208 | 95.2 | 106.2 | 66.7 | 137.4 | 92.9 | \$1,133.497 |
| 1995 | \$2,510.544 | \$2,583.067 | \$2,169.464 | \$2,220.517 | 97.2 | 108.3 | 67.6 | 139.6 | 103.2 | \$1,230.472 |
| 1996 | \$2,617.726 | \$2,617.726 | \$2,289.055 | \$2,289.055 | 100.0 | 110.9 | 68.6 | 141.1 | 100.0 | \$1,292.249 |
| 1997 | \$2,944.522 | \$2,876.376 | \$2,546.276 | \$2,500.688 | 102.4 | 112.9 | 72.2 | 144.6 | 112.1 | \$1,356.737 |
| 1998 | \$3,161.772 | \$3,043.075 | \$2,760.387 | \$2,679.027 | 103.9 | 114.2 | 76.2 | 147.6 | 118.7 | \$1,487.107 |
| 1999 | \$3,340.468 | \$3,131.955 | \$2,856.309 | \$2,714.378 | 106.7 | 116.7 | 76.1 | 150.2 | 119.6 | \$2,066.179 |
| 2000 | \$3,592.247 | \$3,262.477 | \$3,058.121 | \$2,796.061 | 110.1 | 121.2 | 78.5 | 152.7 | 125.6 | \$2,307.570 |
| 2001 | \$3,588.031 | \$3,307.984 | \$3,053.049 | \$2,703.937 | 108.5 | 125.2 | 79.1 | 155.2 | 120.2 | \$2,225.738 |
| 2002 | \$3,768.576 | \$3,336.658 | \$3,205.117 | \$2,799.794 | 112.9 | 126.9 | 78.6 | 157.7 | 114.6 | \$2,334.910 |
| 2003 | \$3,911.055 | \$3,461.926 | \$3,324.679 | \$2,833.619 | 113.0 | 130.1 | 79.9 | 160.3 | 118.3 | \$2,420.259 |
| 2004 | \$4,171.257 | \$3,609.295 | \$3,544.147 | \$2,948.153 | 115.6 | 133.3 | 81.5 | 162.9 | 122.3 | \$2,578.160 |
| 2005 | \$4,459.031 | \$3,771.335 | \$3,786.818 | \$3,074.693 | 118.2 | 136.5 | 83.4 | 165.6 | 127.6 | \$2,752.697 |
| 2006 | \$4,766.037 | \$3,936.930 | \$4,045.577 | \$3,204.988 | 121.1 | 139.9 | 85.1 | 168.4 | 133.2 | \$2,938.668 |
| 2007 | \$5,090.210 | \$4,105.431 | \$4,318.648 | \$3,337.539 | 124.0 | 143.4 | 86.9 | 171.2 | 138.8 | \$3,134.756 |

* GROSS AREA PRODUCT - Millions of Dollars; REAL GROSS AREA PRODUCT - Millions of 1996 Dollars; PERSONAL INCOME (By place of residence) - Millions of Dollars; REAL PERSONAL INCOME (By place of residence) - Millions of 1996 Dollars; GROSS PRODUCT DEFLATOR - 1996=100; TEXAS CONSUMER PRICE INDEX - 1992=100; WAGE AND SALARY EMPLOYMENT - Thousands of Persons; POPULATION - Thousands of Persons; INDUSTRIAL PRODUCTION INDEX - 1992=100; RETAIL SALES - Millions of Dollars (The underlying computation of the historical data series for retail sales was revised significantly in 1999 but not for prior years. Thus, comparisons with prior years may not be valid.); HOUSING PERMITS - Number of Single and Multi-Family Units

Historical and Projected Values for Key Economic Indicators for the Bryan-College Station MSA*

| Date | Gross Area Product | Real Gross Area Product | Personal Income (by place of residence) | Real Personal Income (by place of residence) | Gross Product Deflator | Texas Consumer Price Index | Wage and Salary Employment | Population | Industrial Production Index | Retail Sales |
|------|--------------------------|----------------------------------|--|--|------------------------------|-------------------------------------|----------------------------------|------------|-----------------------------------|-----------------|
| 1980 | 21.5 | 6.3 | 17.3 | 2.3 | 14.3 | 14.6 | 7.2 | 5.3 | 22.8 | 18.3 |
| 1981 | 36.8 | 15.3 | 25.5 | 13.3 | 18.7 | 10.8 | 9.8 | 7.3 | 38.5 | 18.8 |
| 1982 | 11.7 | 7.0 | 13.8 | 6.9 | 4.4 | 6.4 | 7.5 | 9.7 | -3.7 | 1.9 |
| 1983 | 6.7 | 5.2 | 9.4 | 6.0 | 1.4 | 3.2 | 3.0 | 3.7 | -3.6 | 6.3 |
| 1984 | 10.1 | 4.8 | 11.1 | 7.0 | 5.0 | 3.7 | 4.0 | 2.1 | 9.0 | 35.9 |
| 1985 | 2.8 | -0.5 | 4.9 | 1.9 | 3.3 | 2.9 | 0.0 | 2.5 | -2.9 | 4.0 |
| 1986 | -5.7 | -5.1 | 1.3 | 0.8 | -0.6 | 0.4 | -1.4 | 1.0 | -10.9 | 11.0 |
| 1987 | 0.2 | -3.6 | 3.4 | 0.9 | 3.9 | 2.5 | -0.3 | -0.7 | -1.5 | 0.8 |
| 1988 | 8.1 | 4.5 | 5.8 | 2.9 | 3.5 | 2.9 | 4.5 | -0.7 | 12.8 | 3.2 |
| 1989 | 9.8 | 5.6 | 9.3 | 5.6 | 4.0 | 3.5 | 4.4 | -0.2 | -4.8 | -15.9 |
| 1990 | 6.9 | 2.3 | 7.1 | 1.8 | 4.5 | 5.3 | 2.7 | 1.0 | -3.7 | 9.5 |
| 1991 | 5.9 | 2.1 | 6.6 | 2.4 | 3.7 | 4.1 | 4.5 | 2.0 | 4.6 | 7.1 |
| 1992 | 5.5 | 2.2 | 6.1 | 3.2 | 3.2 | 2.7 | 2.7 | 3.2 | 7.3 | 10.8 |
| 1993 | 8.1 | 4.9 | 7.0 | 3.9 | 3.1 | 3.0 | 6.0 | 4.5 | 1.1 | 5.8 |
| 1994 | 5.5 | 2.7 | 5.7 | 2.5 | 2.8 | 3.1 | 4.8 | 2.1 | -0.6 | 14.7 |
| 1995 | 4.7 | 2.6 | 5.0 | 2.9 | 2.1 | 2.0 | 1.3 | 1.6 | 11.1 | 8.6 |
| 1996 | 4.3 | 1.3 | 5.5 | 3.1 | 2.9 | 2.4 | 1.4 | 1.1 | -3.1 | 5.0 |
| 1997 | 12.5 | 9.9 | 11.2 | 9.2 | 2.4 | 1.8 | 5.4 | 2.5 | 12.1 | 5.0 |
| 1998 | 7.4 | 5.8 | 8.4 | 7.1 | 1.5 | 1.2 | 5.5 | 2.0 | 5.9 | 9.6 |
| 1999 | 5.7 | 2.9 | 3.5 | 1.3 | 2.7 | 2.1 | -0.2 | 1.8 | 0.7 | 38.9 |
| 2000 | 7.5 | 4.2 | 7.1 | 3.0 | 3.2 | 3.9 | 3.2 | 1.6 | 5.0 | 11.7 |
| 2001 | -0.1 | 1.4 | -0.2 | -3.3 | -1.5 | 3.2 | 0.8 | 1.6 | -4.3 | -3.5 |
| 2002 | 5.0 | 0.9 | 5.0 | 3.5 | 4.1 | 1.4 | -0.7 | 1.6 | -4.7 | 4.9 |
| 2003 | 3.8 | 3.8 | 3.7 | 1.2 | 0.0 | 2.5 | 1.7 | 1.6 | 3.2 | 3.7 |
| 2004 | 6.7 | 4.3 | 6.6 | 4.0 | 2.3 | 2.5 | 2.1 | 1.7 | 3.4 | 6.5 |
| 2005 | 6.9 | 4.5 | 6.8 | 4.3 | 2.3 | 2.4 | 2.2 | 1.7 | 4.4 | 6.8 |
| 2006 | 6.9 | 4.4 | 6.8 | 4.2 | 2.4 | 2.5 | 2.1 | 1.7 | 4.4 | 6.8 |
| 2007 | 6.8 | 4.3 | 6.7 | 4.1 | 2.4 | 2.5 | 2.0 | 1.7 | 4.2 | 6.7 |

* Percent Change